



YEARBOOK 2024

REAL ESTATE

It is with pleasure that we bring to you this summary of the most important projects completed by GESSEL's real estate practice in 2024.

This past year has been a busy and challenging one for us, bringing new briefs from long-standing clients as well as entirely new, inspiring business relationships.

Our lawyers tapped their multi-faceted experience and deep knowledge to approach the various projects with their usual commitment and attention to client objectives.

Throughout 2024, we demonstrated – true to form – that our advice brings real-terms benefits. Professionalism, effectiveness, utmost quality, and legal safety remain our priorities day in, day out.

Please read on for some recent examples of what we do!

Thank you for your cooperation and support.

Maciej Boryczko

Partner, attorney-at-law

GESSEL



RETAIL

HOTELS

ENERGY

MALLS

DEVELOPERS

Scope of services

Our strengths

Lease agreements

Review of real estate aspects in M&A transactions

Advice to Polish entities investing in properties abroad

Purchase and sale of real estate

Real estate due diligence

Review of real estate aspects in energy sector projects

Advice in disputes concerning real estate

... and much more!

Trusted us

GESSEL

Representative clients in 2024

BHM
Group

DeSilva

GRUPA
LUXMED

 PFR Nieruchomości


REAL MANAGEMENT

KOMPANIA
DOMOWA

RTV **EURO** **AGD**

 **KRAM INVESTMENT**

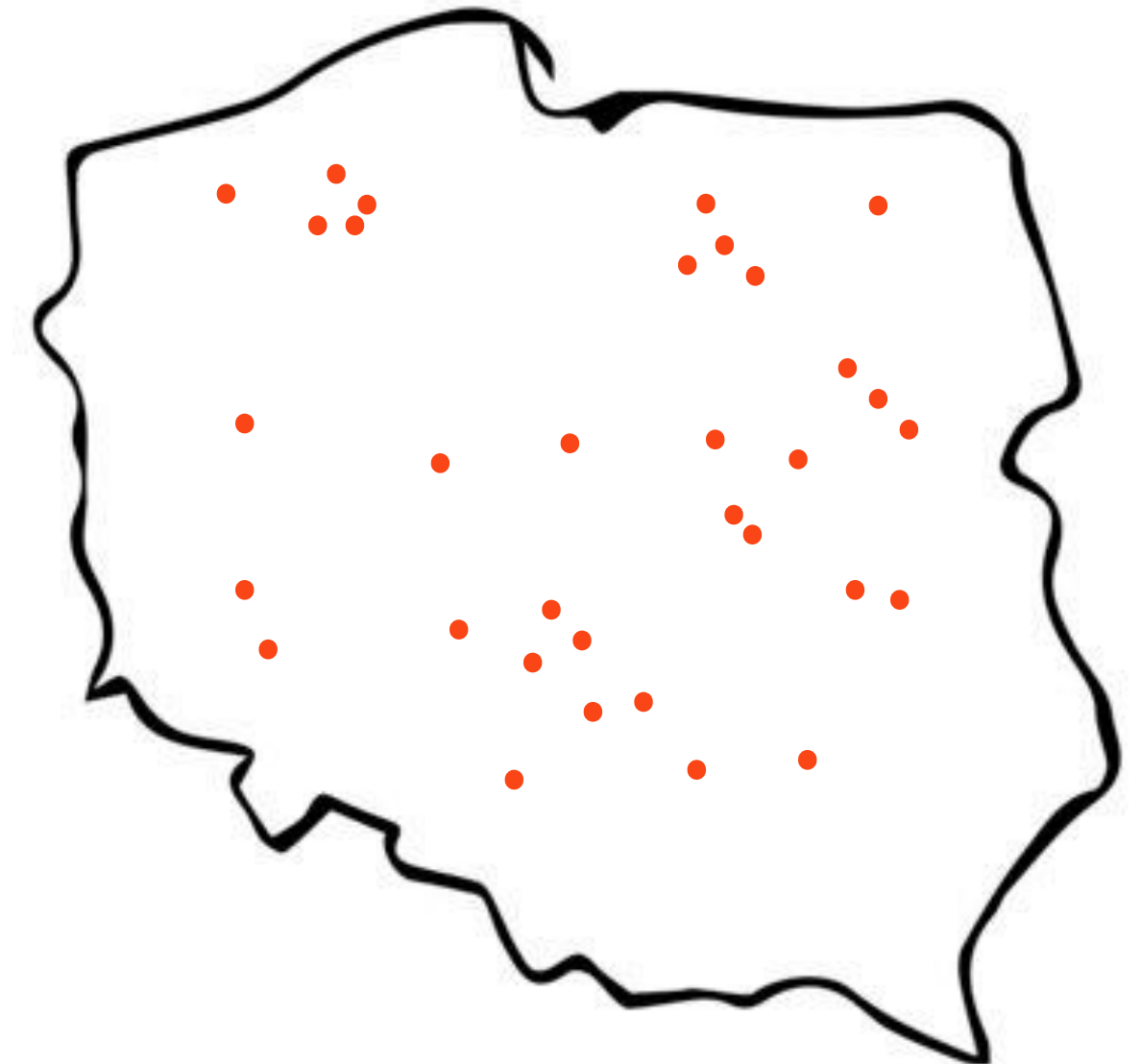
Bioceltix

We provided legal services re:

- Drafting and negotiation of lease agreements all over Poland
- ... as well as reviewing subsequent annexes thereto
- Drafting documents on the basis of which lessees submit to simplified debt enforcement under art. 777 of the Civil Process Code
- Cooperative legal title to properties
- Assignment of rights and obligations under lease agreements

One of the entities whom we provided with services in the above scope include our long-term client EURO Net. We also supported BNP PARIBAS ASSET - BNPP AM EUROPE with establishment of a Polish branch and GBA POLSKA – JARS in a dispute with their lessor concerning defects of the leased premises.

Our rich experience of the retail sector affords us a thorough understanding of clients' needs in this field.



**Agreements and annexes covering
a joint floor area
in excess of 280,000 m²**

Development, construction

We are a trusted partner of entities developing large real estate projects. Our comprehensive experience includes:

- Analysing the legal status of properties, including easements
- Relations with housing cooperatives
- Analysing possibilities for disposition of properties
- Assessing possibilities for development
- Remediating legal defects of construction permits
- Zoning issues
- Contracts re design and architectural work
- Enforcement of contractual rights

We have supported developers and real estate investors with many successful projects.

Representative clients

BIOCELTIX

KOMPANIA
DOMOWA

PFR
NIERUCHOMOŚCI

REAL
MANAGEMENT

Hotels

GESSEL

Our services for leading hotel operators include:

- Addressing guest complaints
- Reviewing contracts used in day-to-day hotel operations (hosting of events, relations with subcontractors, etc.)
- Formulation of communiqués for the press and for external stakeholders
- Drafting internal regulations, review for compliance with applicable laws
- Advice on reporting duties in light of national and EU law
- All and sundry matters concerning the real estate aspects of hotel operations – correspondence with administrative authorities, contracts for design work, legal assessment re financing, assessing claims for damages, etc.

Representative clients

DESILVA

We are a proven provider of legal support in day-to-day hotel operations.

Shopping centres

GESSEL

Our expertise assisting shopping centre operators is brought to bear, among other ways, in:

- Drafting lease agreements and annexes thereto
- Securing the interest of lessees against the eventuality of lease termination by a shopping centre
- Assessment of bankruptcy and restructuring risk
- Analysis of possible contractual damages
- Drafting submissions to claims enforcement to be signed by lessees
- Advising on disputes

Alas, best efforts notwithstanding, relations between shopping centre operators and lessees sometimes become adversarial. Our experience encompasses such scenarios as well, enabling us to anticipate and plan ahead so as to end disputes before they escalate.

Representative clients

**BHM
GROUP**

**KRAM
INVESTMENT**

Merger and acquisition deals

GESSEL

... in their real estate aspects

Cooperating closely with GESSEL colleagues in other practice areas, we assist with the real estate elements of complex M&A transactions.

- Assistance with preliminary analyses, also as regards any requisite clearances for a prospective real estate purchase
- Due diligence studies covering the legal aspects of real estate
- Assessment of lease agreements, construction permits and related filings, liability of construction overseers, development completion and handover, perpetual lease, and land and mortgage register files
- Representation of clients before the competent administrative authorities with respect to clearance to purchase shares in real properties, statutory rights of first refusal, disclosure of lease agreements in the land registers, establishment of legally pertinent facts
- Obtainment of extracts from plot registers

Representative clients

LUX MED

MODULAR
SYSTEM

POMORSKI
CEMENT

We're always ready to step in whenever a transaction involves a real estate aspect.

We share our knowledge

GESSEL 



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Real estate



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Associate

Real estate

Workshops and presentations

Examples of our training events

THE CONSTRUCTION PROCESS – ADAPTATION OF THE NEW RULES, PRACTICAL ISSUES

THE LAND AND MORTGAGE REGISTER vs THE PLOT REGISTER – PRACTICAL ISSUES

PURCHASE OF A PROPERTY – REQUISITE DOCUMENTATION

THE LOCAL ZONING PLAN vs "LEX DEVELOPER"

Studio GESSEL 2024



Examples of educational materials on our YouTube channel

IMPACT OF RESTRUCTURING SECURITY ON SECURITY FOR LEASE AGREEMENTS

AGRICULTURAL PROPERTIES. PRACTICAL GUIDELINES FOR M&A TRANSACTIONS

ENFORCEMENT OF SECURITIES FOR LEASE AGREEMENTS

ACCESS TO A PUBLIC ROAD – THE SALIENT POINTS

CASH FLOWS IN THE COMMERCIAL REAL ESTATE MARKET

Dedicated real estate team

GESSEL 



Maciej Boryczko

Partner



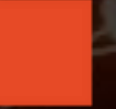
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Feel free to reach out!

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